



**8B Arnhem Road**

Newbury, RG14 5RU

**SEMI DETACHED LIGHT  
INDUSTRIAL/WAREHOUSE**

**6,933 sq ft**  
(644.10 sq m)

- TO BE REFURBISHED  
AVAILABLE AUGUST 2025
- CURRENTLY FITTED FOR  
FOOD PREPARATION
- CHILL AND COLD STORAGE
- 5.3M MINIMUM EAVES
- 2 LOADING DOORS
- LOADING CANOPY
- 3 PHASE POWER

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## Summary

Available Size	6,933 sq ft / 644.10 sq m
Rent	£86,950 per annum
Rateable Value	£43,750
Rates Payable	£21,831.25 per annum
EPC	E (106)

## Location

Unit 8B is situated on Arnhem Road, just off Hambridge Road, B3421, which provides direct access to the A339, the main arterial route linking Newbury to M4 motorway at J13 to the north. Along with Bone Lane, Hambridge Road forms the main industrial and employment area in Newbury.

The wider estate has a mix of trade, light industrial, retail and motor trade occupiers, including Stryker, Euro Car Parts, Wickes, Jewson, Screwfix & Toolstation.

## ///what3words

<https://what3words.com/meals.grapes.spins>

## Description

The property is situated at the north eastern end of Arnhem Road, to the rear of Power Solve, the building is of steel portal frame construction with brick clad elevations.

The premises are currently fitted as a commercial food preparation facility, with chill and cold storage fit out, with mezzanine offices. The current fit out could be retained, subject to an agreement with the landlord and outgoing tenant. Alternatively, the premises will be returned to an industrial warehouse with ground floor WC facilities and reception offices.

Internally, the warehouse has minimum clear eaves height is 5.3m. There are two loading doors in the rear elevation, measuring 3m (w) x 3.2m (h) & 4.6m (w) & 4.5m (h). The larger loading door has a covered loading canopy. There is a mains gas connection and a 3-phase electrical power supply.

Externally there is allocated parking and service/loading area for several vehicles. The premises are due to be refurbished.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor Warehouse including WC's and Reception/Offices	6,933	644.10
<b>Total</b>	<b>6,933</b>	<b>644.10</b>

## Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

## Viewings

Viewing and further information is strictly by prior appointment through the agent.



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